

City of Alamo Heights
BOARD OF ADJUSTMENT
MINUTES
June 4, 2008

The Board of Adjustment held its regularly scheduled meeting in the Council Chambers at 6120 Broadway on Wednesday, June 4, 2008 at 5:30 p.m.

Members present and composing a quorum of the Board:

Barbara Wenger-Chairman
Grant McFarland
Gregg Chislett
Andrew Herdeg, Alternate

Members Absent:

Susan Wilson
Bill Orr
Hall Hammond, Alternate

Staff Members Present:

Shawn Eddy, Director of Public Works
Jack Guerra, Community Development Manager
Gracie Flores, Community Development Representative

The meeting was called to order by Ms. Wenger at 5:30 p.m.

Mr. McFarland made a motion to approve the minutes from May 7, 2008 with revisions. Mr. Chislett seconded the motion.

The motion was approved with the following vote:

FOR: Wenger, McFarland, Chislett, Herdeg

AGAINST: None

CASE NO. 1982

107 Eaton, request a variance by providing a 3 ft. rear yard setback, instead of the required 8 ft. for a rear yard landscape buffer. The applicant proposes to construct two one-story garages at the rear yard on property zoned MF-D.

Mr. Guerra informed the Board that this project had been previously approved by the Architectural Review Board and The City Council for demolition and design of the new structure. Mr. Peter DeWitt, architect, stated that the request is for two detached garages in the back which would occupy 5 ft of the 8 ft landscape buffer. The Board confirmed that no complaints or concerns from the neighbors had been expressed. The City Council approved the garages at the 8 ft. landscape buffer location. Mr. Michael Homany, 111 Eaton, asked if any fence would be placed in between the duplex and his cottage next door. Francis Timmons, Circle Street, asked if the driveway would connect to the alley. Mr. DeWitt stated that it would not.

A motion was made by Mr. McFarland to approve Case Number 1982 as submitted. The motion was seconded by Mr. Herdeg.

The motion was approved with the following vote:
FOR: Wenger, McFarland, Chislett, Herdeg
AGAINST: None

CASE NO. 1983

142 Claywell Drive, request a variance by providing a 2 ft. 7 inch rear yard setback, instead of the required 10 ft. for a garage entered from an alley. The applicant proposes to convert an existing carport into a garage at the same location on property zoned SF-A.

Mr. Guerra explained to the Board that the owners are requesting to enclose their existing carport and convert it into a garage. Mr. Erik Faul, owner, stated that he talked to his surrounding neighbors about the project and they do not have any negative feedback.

A motion was made by Mr. Herdeg to approve Case Number 1983 as submitted. The motion was seconded by Mr. Chislett.

The motion was approved with the following vote:
FOR: Wenger, McFarland, Chislett, Herdeg
AGAINST: None

CASE NO. 1984

215 W Fairoaks Drive, request a variance by providing a 1 ft. 3 in. side yard setback, instead of the required 5 ft. The applicant proposes to locate swimming pool equipment next to a new one-story accessory structure on property zoned SF-A.

Mr. Guerra explained that the property had been replatted into one lot and that City Council approved demolition delay and the design of the new accessory structure. Mr. George Parker, owner, stated that the surrounding neighbors have not objected to the project. Mr. Parker discussed the process he went through to obtain the permit for the pool and accessory structure. Mr. Sean Eddy, Director Public Works, explained to the Board that the City did not approve the pad for the pool equipment just the structure itself. He stated that there would be a separate permit issued. Mr. Eddy stated the City is supportive of the project. Mr. Parker stated that the staff has been very helpful in the process. Ms. Wenger asked if the equipment could be moved south and be in compliance with the setback. Mr. Parker stated that moving the building and pool equipment south would then encroach on the roots of the oak tree.

A motion was made by Mr. McFarland to approve Case Number 1984 as submitted with the caveat that the owner's will work with the pool company to make their best efforts to locate the pool equipment as far from the property line as possible. The motion was seconded by Mr. Chislett.

The motion was approved with the following vote:
FOR: Wenger, McFarland, Chislett, Herdeg
AGAINST: None

CASE NO. 1985

201 Argyle Avenue, requesting the following variances for expansion of a non-conforming structure: 1) providing a 4 ft. rear yard setback instead of the 35 ft. required for a main structure, and 2) providing an 23 ft. 4 in. wall plate height instead of 16 ft. required by the height looming standard. The applicant is proposing to raise the height of the existing second story above the garage which is an existing non-conforming structure 4 ft. from the rear property line on property zoned SF-A.

Mr. Guerra explained to the Board and pointed out that a previous variance had been granted for the structure in 1968. Mr. Armando Juarez, designer, explained that the footprint of the structure would remain the same and that the existing structure is non-conforming. Mr. Tom Kinery, neighbor, does not have any major objections to the project with the caveat that the brick wall that exists will be matched and as well as water control issues. Mrs. Brenda Kinery, stated her concerns about the chimney and the roof height. Ms. Pat Hammond, neighbor to the west of property, asked about the difference of the chimney as well as roof height. There was extensive discussion about the height of the chimney and the roof. Mr. Chislett stated that the reasons for the issues are due to the lot being irregularly shaped.

A motion was made by Mr. Herdeg to deny Case Number 1985. The motion was seconded by Mr. Chislett.

The motion was denied with the following vote:

FOR: Wenger, McFarland, Chislett, Herdeg

AGAINST: None

EXTENSIONS

Cases 1976, 119 Encino Avenue, request for a 90 day extension of previously approved variances.

Mr. Herdeg made a motion to approve the 90 day extension request. It was seconded by Mr. Chislett.

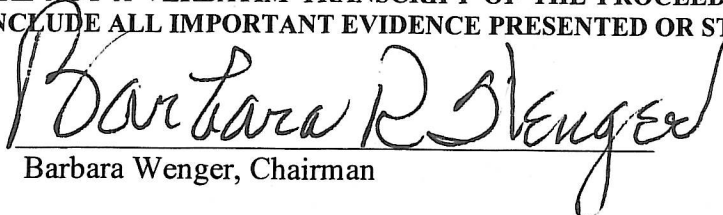
The motion was approved with the following vote:

FOR: Wenger, McFarland, Chislett, Herdeg

AGAINST: None

There being no further business, the meeting adjourned at 7:02 p.m.

THE PROCEEDINGS OF THE BOARD OF ADJUSTMENTS ARE RECORDED ON COMPACT DISC AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.


Barbara Wenger, Chairman


Gracie Flores
Recording Secretary

7-4-08
Date Signed & Filed